

City of Franklin
Comprehensive Master Plan
Update
Project Committee/Plan
Commission Meeting

July 13, 2006
Approved August 10, 2006

CALL TO ORDER

- I. Alderman Skowronski called the regular meeting of the Project Committee of July 13, 2006 to order at 7:00 pm in the Hearing Room of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Commissioners Haley, Hanneman, Ritter, and Torres, and City Engineer Bennett. Also present were City staff Mr. Dietl, project consultant Mr. Witzling, and members of the public.

MINUTES

Regular meeting of June 15, 2006

- II. A. City Engineer Bennett moved and Commissioner Ritter seconded to approve the minutes of the regular meeting of the Project Committee of Thursday June 15, 2006. Motion carried.

BUSINESS

Review and discuss preliminary future land use within the southwestern portion of the City

- III. A. Mr. Dietl handed to the Project Committee and to the public copies of maps depicting three different future land use alternatives for a portion of the southwestern part of the City.

Mr. Dietl indicated that the first map depicted future land uses, as preliminarily identified by PDI and as tentatively revised by the Project Committee at its previous meeting, based upon an assumption that public sewer service would not be provided.

Mr. Dietl indicated that the second map depicted future land uses, as preliminarily identified by PDI and as tentatively revised by the Project Committee at its previous meeting, based upon an assumption that public sewer service would be provided.

Mr. Dietl indicated that the third map depicted future land uses, as suggested by City Development staff, based upon an assumption that public sewer service would be provided, that the landfill would still be in operation at the time the southwest part of the City is developed, that more intensive land uses would generally be located close to the landfill, that less intensive land uses would generally be located further from the landfill, that non-residential land uses would generally be located adjacent to major roads, that residential uses would generally be located away from major roads, and that those natural resource features generally corresponding to all wetlands and SEWRPC's environmental corridors would remain undeveloped.

Mr. Dietl also indicated that the three future land use alternatives did not address the issue of what kind or how much development could occur prior to the extension of public sanitary sewer service should such service eventually be provided, but that this topic would need to be addressed.

Mr. Bennett then handed to the Project Committee and to the public a memo and copies of maps depicting six alternatives for the location of public sanitary sewers in the southwestern portion of the City, and a map depicting the future land uses as suggested by City Development staff. Mr. Bennett stated that this preliminary information is being put together by the City and its engineering consulting firm, for the MMSD's year 2020 facilities plan, which is anticipated to be completed by the end of 2006. Mr. Bennett also stated that the land use acreages used as a basis to calculate the proposed future sewage flows for these proposed public

City of Franklin
Comprehensive Master Plan
Update
Project Committee/Plan
Commission Meeting

July 13, 2006
Approved August 10, 2006

sewer systems were based upon the future land uses as suggested by City Development staff.

Mr. Bennett indicated that the first map depicted the currently proposed Ryan Creek interceptor sewer as set forth in the MMSD's original 1967 master plan. Mr. Bennett noted that the map did not depict the landfill, as it was not present when this plan was prepared in 1967.

Mr. Bennett noted that for the Ryan Creek interceptor sewer to be a MMSD sewer, it needs to serve more than one community. Originally, it was intended to be utilized by just the Cities of Franklin and Muskego, and a resolution to that effect has been adopted by the two cities. But it is now envisioned to possibly also be utilized by the City of New Berlin.

Mr. Bennett stated that identification of future land uses for the southwest part of the City, as prepared by City staff, was necessary at this time in order for the MMSD to complete its year 2020 plan. However, changes to the future land uses should not have a significant impact upon the proposed layout or size of the public sewers in this area, and can occur later if necessary. Mr. Bennett also stated that questions regarding cost and timing would be addressed later as well.

Mr. Bennett indicated that the second map depicted a slightly modified sewer layout based upon more recent City of Franklin input and corrections.

Mr. Bennett noted that the remaining maps depict scenarios where the Ryan Creek interceptor sewer is not constructed, and the entire southwest part of the City is instead served by two lift stations and associated force mains.

Mr. Bennett indicated that the third map is based upon the proposed sewer layout generally following existing rights-of-way, that the sewage would be pumped twice, and that it would be possible to provide sewer service to the proposed business park lands relatively quickly.

Mr. Bennett indicated that the fourth map is based upon the proposed sewer layout following topography to a greater extent than the third map, and that the sewage would also be pumped twice.

Mr. Bennett indicated that the fifth map is based upon the sewage being pumped once.

Mr. Bennett indicated that the sixth map is also based upon the sewage being pumped once, and may be the cheapest of the six alternatives.

Mr. Bennett noted a question that still needs to be answered is whether the lift stations and force mains are to be temporary or permanent and are to serve just the City of Franklin or a larger area.

Mr. Bennett further noted that if development does not follow the sewer layout and construction of the eventually selected alternative, costs will be significantly more expensive.

The Project Committee then asked numerous questions about the various

City of Franklin
Comprehensive Master Plan
Update
Project Committee/Plan
Commission Meeting

July 13, 2006
Approved August 10, 2006

alternative sewer layouts as they relate to neighboring communities, the landfill, and the effectiveness of lift stations.

Mr. Bennett stated that from the MMSD's viewpoint, numerous sewage components have been sized for the eventual connection of the entire City of Franklin to the MMSD system, and that therefore, if the Ryan Creek interceptor sewer is to be built, then all of the City of Franklin would have to be added to the MMSD and would have to pay MMSD fees and taxes. MMSD will also likely soon adopt a policy that states that lands added to the MMSD in the future will also have to pay back fees and taxes to the time this policy is adopted by the MMSD. Mr. Bennett noted that those MMSD policies may be of concern to the City, particularly as some lands within the City may not receive public sewer service for some time yet even if the Ryan Creek interceptor is constructed.

Commissioner Haley asked what would happen if the City pursued one of the non-Ryan Creek interceptor sewer alternatives. Mr. Bennett stated that the lands to be served would still need to be added to the MMSD, which should not be a problem, and that those properties would have to pay the back fees and taxes. But that should not be too great a concern as they would then immediately receive public sewer service. Commissioner Ritter and Mr. Bennett agreed however, that the best long range and regional alternative would be to construct the Ryan Creek interceptor sewer, but that the City of Franklin might have concerns with that alternative.

The Project Committee then discussed the 70/30 goal for residential/non-residential development in the City and if any of the presented alternatives reached that goal. Mr. Bennett stated he preferred the identification of various land use alternatives to address this and other issues.

The Project Committee then discussed the landfill and its relationship to future land uses. It was generally agreed that heavy industrial uses were not appropriate in the City, even if the landfill would remain in operation for a significant period of time.

The Project Committee then discussed the relationship of the future land uses to future road and highway issues. It was generally agreed that the City should ensure that, particularly if public sewer service is to be provided, that the major roads within the southwest part of the City be sized accordingly. This will likely mean four lanes for 76th Street and Ryan Road. Commissioner Torres suggested that the City officially and quickly contact Milwaukee County to ensure that these considerations are included in the county's highway plans.

The Project Committee then discussed the alternatives if public sewer service is not provided to the southwest part of the City.

Public input

- C. A member of the public indicated that the landfill is expected to be active until 2009, unless further expansions are approved, which is currently under review by various regulatory agencies.

Mr. Witzling indicated that more detailed land use information, based

City of Franklin
Comprehensive Master Plan
Update
Project Committee/Plan
Commission Meeting

July 13, 2006
Approved August 10, 2006

upon land owner and market input, should be obtained before the future land uses within the southwestern portion of the City are decided upon, and that a large number of parcels, encompassing a large number of acres, would need to be consolidated before non-residential uses in the southwestern portion of the City would become attractive to potential developers. Mr. Witzling stated that the 70/30 goal will become even more difficult to achieve should significant amounts of residential development be allowed within the southwestern portion of the City. He also stated that the City Development staff proposed area of multi-family residential may be too large, that the natural resource features in this part of the City should be emphasized more, and that DOT highway access requirements may also affect future land use choices. Mr. Witzling also noted that he would be available to provide the Project Committee an exercise to help them reach a consensus regarding the desired level of quality for non-residential developments, and for selecting criteria for development that could be approved prior to the extension of public sewer service to an area.

Announcement: Next Meeting scheduled for Thursday, August 10, 2006

F. No action needed; none taken.

Adjournment

IV. Alderman Skowronski adjourned the Thursday, July 13, 2006, regular meeting of the Project Committee, at 9:10 pm.